131.0	0003	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,070,200 /	1,070,200
					USE VALUE:	1,070,200 /	1,070,200
					ASSESSED:	1,070,200 /	1,070,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		NORFOLK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SWAIN C GARDNER	
Owner 2:	SWAIN MARGERITE STAY	
Owner 3:		
Street 1:	545 LAFAYETTE AVE	
Street 2:		
Twn/City:	BUFFALO	
St/Prov:	NY	Cntry:
Postal:	14222	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .171 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1909, having primarily Clapboard Exterior and 2559 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7427.000	491,700		578,500	1,070,200
Total Card	0.171	491,700		578,500	1,070,200
Total Parcel	0.171	491,700		578,500	1,070,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.14 | /Parcel: 418.14

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 84526

GIS Ref

GIS Ref

Insp Date 10/14/17

!10262!

PREVIOUS ASSESSMENT

Parcel ID: 131.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	491,700	0	7,427.	578,500	1,070,200		Year end	12/23/2021
2021	101	FV	477,300	0	7,427.	578,500	1,055,800		Year End Roll	12/10/2020
2020	101	FV	477,000	0	7,427.	578,500	1,055,500	1,055,500	Year End Roll	12/18/2019
2019	101	FV	375,200	0	7,427.	610,700	985,900	985,900	Year End Roll	1/3/2019
2018	101	FV	374,100	1100	7,427.	450,000	825,200	825,200	Year End Roll	12/20/2017
2017	101	FV	377,400	1100	7,427.	430,700	809,200	809,200	Year End Roll	1/3/2017
2016	101	FV	377,400	1100	7,427.	398,500	777,000	777,000	Year End	1/4/2016
2015	101	FV	357,100	1100	7,427.	334,300	692,500	692,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:24:10

LAST REV

Date	Time
11/07/19	17:02:58

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10262

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	7361-532		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	Inspected	BS	Barbara S
8/30/2017	MEAS&NOTICE	HS	Hanne S
11/14/2008	Meas/Inspect	336	PATRIOT
11/2/1999	Meas/Inspect	243	PATRIOT
8/4/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	84526
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7427		Sq. Ft.	Site		0	90.	0.87	10									578,526						578,500	

Total AC/HA:	0.17050	Total SF/SM:	7427	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	578,526	Spl Credit		Total:	578,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	9 - Stone	50	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.10258615
Const Adj.:	1.03998995
Adj $ / SQ:	154.802
Other Features:	106550
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	668028
Depreciation:	176359
Depreciated Total:	491669

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

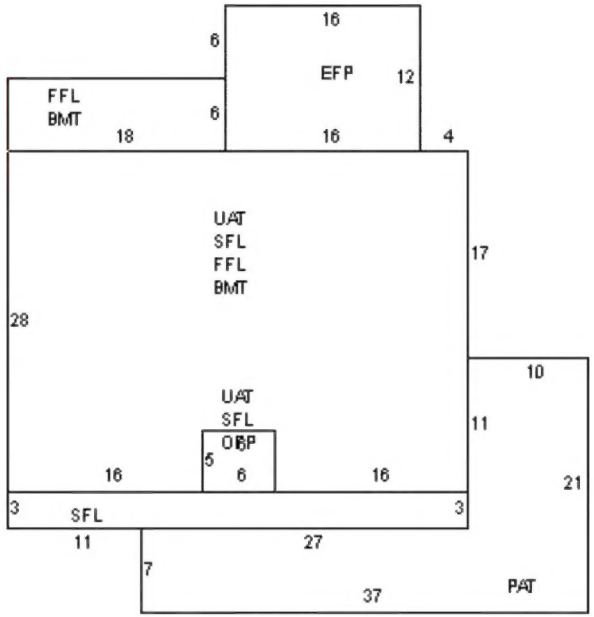
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	187.31
Special Features:	0	Val/Su Net:	113.06
Final Total:	491700	Val/Su SzAd	211.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,178	154.800	182,356
BMT	Basement	1,142	46.440	53,035
FFL	First Floor	1,142	154.800	176,783
PAT	Patio	399	3.320	1,324
UAT	Upper Attic	266	84.210	22,400
EFP	Enclos Porch	192	43.060	8,268
OFP	Open Porch	30	45.760	1,373
	Net Sketched Area:	4,349	Total:	445,539
Size Ad	2320	Gross Area	5147	FinArea 2559

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	90	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	